



City of Benbrook

Planning and Zoning Commission

DATE: 01/13/2022	REFERENCE NUMBER: P-22-01	SUBJECT: A request to approve a preliminary plat for approximately 75 acres of land situated in the W. Jackson Survey, Abstract Number 857 and the J. Dunham Survey, Abstract Number 409, Tarrant County, Benbrook, Texas. The property is zoned "B" One-Family District. The property is generally located east of the intersection of Timberline Drive and Vernon Castle Avenue. The developer is proposing a 2-phase residential development, creating 199 single-family residential lots. [PUBLIC HEARING]	PAGE: 1 of 5
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With a passing of the "Shot-Clock Bill" (H.B. 3167) during the 86th legislative session of the Texas State Legislature, the Planning and Zoning Commission must approve, approve with conditions, or disapprove any plat submitted to the city, along with their accompanying subdivision construction plans. If the plat and/or subdivision plans conform to adopted city development regulations, the Planning and Zoning Commission must approve.

A complete set of preliminary engineering plans are viewable upon request, during City business hours. Please contact City Hall Community Development staff for details.

Project Name: Trinity Estates Phases 3 & 4

Request Type: Preliminary Plat

Site Description: Approximately 75 acres of land situated in the W. Jackson Survey, Abstract No. 857 and the J. Dunham Survey, Abstract No. 409, Tarrant County, Benbrook, Texas

Location: East of the intersection of Timberline Dr and Vernon Castle Ave

Zoning District: "B" One-Family District

Property Owner: Woodcrest Capital
Fort Worth, TX

Applicant: Sandlin Homes
Fort Worth, TX

Authorized Agent: Baird, Hampton & Brown, Inc.
Fort Worth, TX

Background

- In 1985, the city approved and recorded a final plat (Trinity Estates Phase III) for 34.25 acres, creating 135 single-family residential lots (see attachment 4).
- In 1998, the city approved and recorded a final plat for 22.65 acres, creating 1 single-family residential lot, expanding the Trinity Estates Phase III addition, (see attachment 5).
- The developer plans to vacate these plats and record a new plat for the entire 75.11 acres.

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Preliminary Plat Analysis

Preliminary plans have been reviewed by the City’s Development Review Committee (DRC). The purpose of a preliminary plat is to provide for the general layout and location of proposed lots, streets, access and approaches; access, utility and drainage easements; and other requirements necessary for development in preparation for full civil engineering designs, which must be approved prior to final plat approval. Changes to the general layout and location of these development features, excluding providing more lots or dwelling units than the underlying zoning district allows, is acceptable at the time of final platting, provided that all access, utility and drainage easements necessary for development of each lot are provided with the final plat and that the minimum development standards of the underlying zoning district and other standards of Benbrook’s Municipal Code are preserved.

Generally, the developer’s two-phase preliminary plat and preliminary engineering plans depict the following:

- Plat. Two-phases creating 199 single-family residential lots over 75.11 acres, which is a density of 2.65 dwelling units per acre (DU/AC):
 - The first phase includes:
 - Approximately 22 acres, creating 73 single-family residential lots (3.3 DU/AC);
 - Two points of access to Timberline Dr.
 - The second phase includes:
 - Approximately 53 acres, creating 126 single-family residential lots (2.3 DU/AC);
 - A third point of access to Timberline Dr;
 - The existing final plat (to be vacated) contains 135 lots across 34.25 acres (3.94 DU/AC).
- Preliminary tree preservation and tree mitigation. The developer should be able to meet the requirements of Section 16.28.010 of the Municipal Code; however, final plans must show full compliance, as some minor adjustments are needed.
 - Preservation. City regulations require:
 - 20% of Large Quality Trees (18” dbh or greater) to be preserved;
 - 20% of Quality Trees (6” dbh or greater, but less than 18”) to be preserved;
 - 20% of Large Secondary Trees (18” dbh or greater); to be preserved.
 - Mitigation. If any quality tree (6” dbh or greater) or secondary tree (12” dbh or greater) is removed, city regulations require mitigation as follows:
 - Quality trees mitigated at a 1:1 ratio;
 - Large secondary trees mitigated at a 1:0.75 ratio;
 - Secondary trees mitigated at a 1:0.5 ratio.
 - Trees planted to satisfy mitigation requirements must be at least 2 caliper inches and at least 5 feet in height at the time of planting.
 - The developer may pay a fee in lieu of planting.
 - Quality Tree Removal fee is \$100 per caliper-inch;
 - Secondary Tree Removal fee is \$25 per caliper-inch.

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- Floodplain and Drainage. In order to develop this area, the developer must obtain approval from FEMA via the CLOMR and LOMR process:
 - Based on the preliminary submittal, the Trinity Estates Phase III subdivision should be able to meet the floodplain development regulations. The City of Fort Worth has also reviewed the preliminary submittal and has approved the conceptual project layout and will allow the subdivision to tie into the Fort Worth sidewalk that runs along the Clear Fork Trinity River;
 - The project as proposed will not change the floodplain boundaries beyond the subdivision. The floodplain within the subdivision is being reduced because the engineers are proposing to enlarge the existing drainage channel and add two detention ponds to the property to handle the flood waters flowing through and created by the subdivision;
 - The engineers are taking all the existing stormwater flowing onto the property from the neighborhood;
- Preliminary Traffic Impact Analysis (TIA). Based on the estimated trip generation rates in the preliminary TIA, staff anticipates no significant impact to the level of service on the affected roadways. A final TIA will be submitted for review and approval as part of the final plat;
- The applicant requests a waiver to section 16.28.030.A.2; a requirement which limits a block's length to no less than 500 feet and no more than 1,600 feet.
 - Based on the narrative provided in attachment 6, staff has no objection to this request and supports its approval.
- The applicant requests a waiver to section 16.28.030.B.9; a requirement which requests lots contiguous to major stream channels to be oriented so that their front faces the creek across a public street.
 - Based on the narrative provided in attachment 7, staff has no objection to this request and supports its approval.
- Parkland Dedication. Whenever a final plat is filed for residential development, such plat shall dedicate an area of land for park purposes, which shall equal one acre for each one hundred dwelling units:
 - City Council declares that development of an area smaller than two acres for public park purposes is impractical. Therefore, if fewer than two hundred units are proposed by a plat filed for approval the developer shall be required to pay the applicable cash in lieu of land amount unless the dedication will increase the size of an existing park;
 - Parkland dedication fee is \$600 per residential lot;
 - Credit for Private Parks. If a developer desires to incorporate private park, recreation or open space areas or amenities within their development, they may request limited credit for these facilities against their public open space requirements. A developer may request credit for any private park, recreation or open space area, but such private park, recreation or open space amenities may never satisfy more than fifty percent of the total park and open space dedication requirement of this chapter;

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- The comprehensive plan. The proposed development supports the following goals and principles of the comprehensive plan:
 - This subject area is designated for Low-Density Residential (LDR) development. LDR is defined as 6.25 dwelling units per acre (DU/AC) or less, per Chapter 3 of the plan. The developer is proposing 2.6 DU/AC;
 - Land Use Principle 3.3: Residential land uses should be protected from intrusion of incompatible land uses:
 - The developer is proposing single-family residential development, consistent with the zoning of adjacent neighborhoods;
 - Land Use Principles 3.4 and 3.5: Vacant land or redevelopment within existing residential areas should be limited to similar density residential uses; and the density of a new residential area should be in the same range as the average density of the adjacent existing developments:
 - Trinity Estates Phases 1&2 contain 279 lots across 77.75 acres; a density of 3.6 DU/AC;
 - Trinity Gardens Addition contains 78 lots across 22.75 acres; a density of 3.4 DU/AC;
 - Greenbriar Addition contains 103 lots across 26.73 acres; a density of 3.9 DU/AC;
 - The proposed development contains 199 lots across 75.11 acres; a density of 2.6 DU/AC, which is less dense than all neighboring subdivisions, which average 3.6 DU/AC;
 - The Hike and Bike Trails Map and Transportation Goal 4: Install more facilities for pedestrians and cyclists and promote them to the community.
 - The city adopted a hike and bike trails map, which proposes a bike and pedestrian connection to the Trinity Trail system. The applicant plans to build this connection, which is supported by the City of Fort Worth (see attachment 8);
- Preliminary water and sewer plans are currently under review by the Benbrook Water Authority (BWA); however, if the applicant follows BWA's policies and procedures and makes the appropriate infrastructure improvements, adequate service can be provided. Prior to final plat approval, the applicant must obtain all necessary approvals from BWA.

Staff comments (see attachment 3) contain required and recommended revisions to the preliminary plat and additional modifications that are best finalized during the final plat and engineering review process. With these noted revisions, staff finds the preliminary plans substantially conform to the requirements of the subdivision ordinance and the City's comprehensive plan. Staff recommends approval of the preliminary plat subject to adherence to staff's comments.

Staff Recommended Motion

Move to approve Preliminary Plat request number P-22-01, subject to staff comments as contained in the staff report and attachments.

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Attachments

1. Preliminary Plat
2. Location Map
3. Staff Comments
4. 1985 Trinity Estates PH3 Plat
5. 1998 Trinity Estates PH3 Plat
6. Waiver Request 1 – Block Length
7. Waiver Request 2 – Orientation of Lots to Creeks
8. Support Letter – Fort Worth Trail Connection